



19 & 19A Graham Place, Stromness, KW16 3BY

OFFERS OVER £100,000



The sale of 19 & 19A Graham Place provides a unique opportunity to purchase a substantial town centre property in Stromness.

19A Graham Place is a bright two bedroom flat, with accommodation comprising an open plan living room/kitchen, two double bedrooms with built in wardrobes and shower room. Electric storage heating throughout. Extending to approx. 86m². The flat is currently rented out at £90 per week.

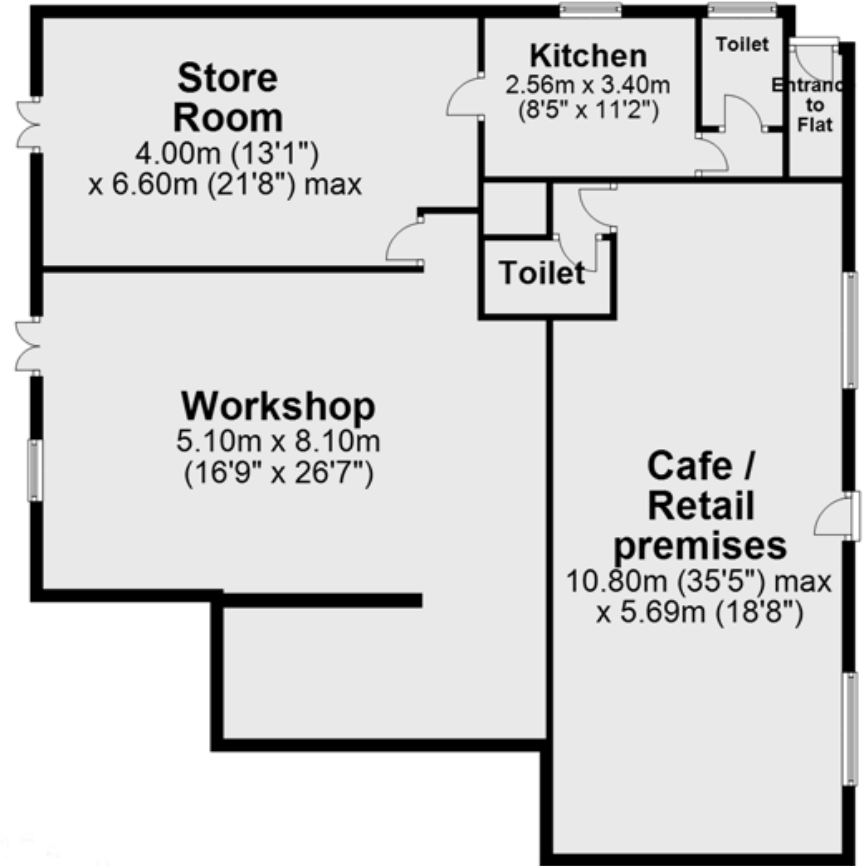
19 Graham Place was most recently a café and has previously been retail premises. The property has a toilet and extends to 83m² approx.

There is also a separate store with toilet and kitchen area with its own entrance, together with an adjoining workshop. This area offers potential as a building site offering various options for development including converting it into a town house or flats, in a nice quiet sunny central location facing south/southwest, subject to the necessary planning consents.

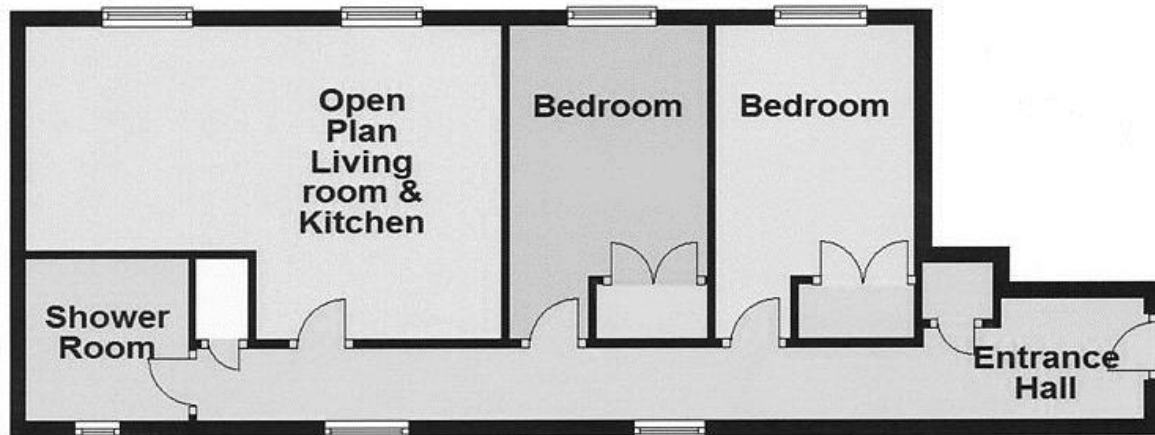


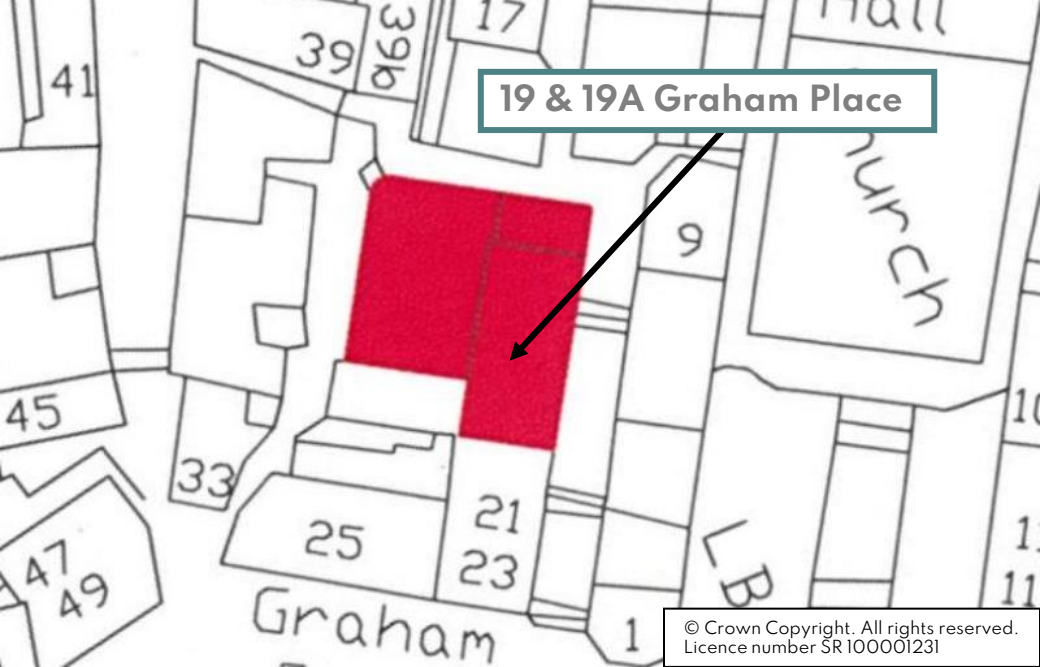


SHOP

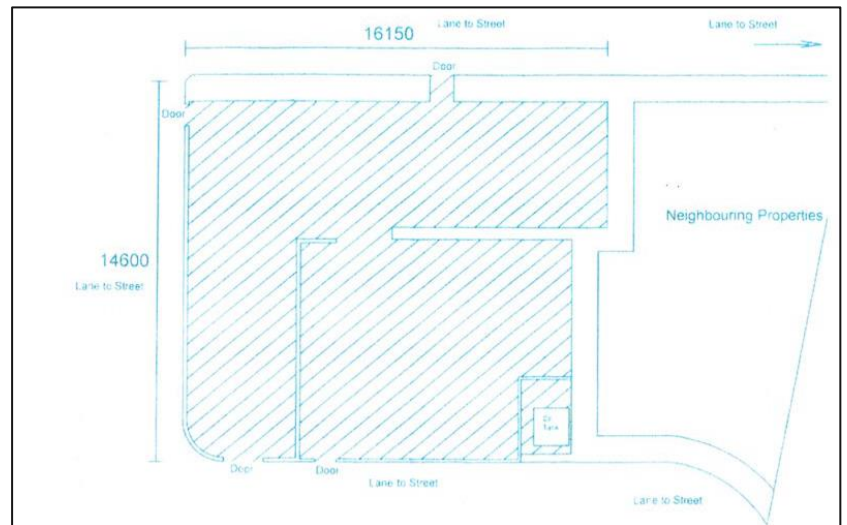


FLAT





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EJT

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

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SERVICES – Mains services.

COUNCIL TAX BAND – Band A. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

RATEABLE VALUE – Shop £4,900. Store £1,950.

ENERGY PERFORMANCE RATING – T.B.C.

ENTRY – By arrangement.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Offers Over £100,000.

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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